

**MAY 25, 2004**

**CITY OF GUNNISON COUNCIL  
REGULAR SESSION MINUTES**

**7:00 P.M.**

The Regular Session was called to order at 7:00 P.M., by Mayor Ferguson with Councilmembers Simillion, Stone, Smits and Duba present along with City Attorney Landwehr, City Manager Collins, Deputy City Clerk Meehan, Finance Director Hanson, Parks and Recreation Director Ampietro, Public Works Director Coleman, Electric Supervisor Bradford, Mr. Kirby Lloyd from FCI, Main Street Director Bruce Hyde, several interested citizens and the Press.

**Consideration of Minutes:**

**Regular Session Minutes of May 11, 2004.**

Councilmember Stone moved and Councilmember Simillion seconded the motion to approve the Regular Session Minutes of May 11, 2004, as submitted.

Roll call vote, yes: Simillion, Stone, Ferguson, Smits, Duba. So carried.

Roll call vote, no: None.

**Pre-Scheduled Citizens:** None.

**Unfinished Business:**

**City Utility Wind Power Rates Customer Contract and Draft Ordinance.**

Public Works Director Coleman and Electric Supervisor Bradford came forward and addressed Council. Coleman told Council that in their packets was a draft letter and sign-up sheet that would go out to customers. He would like this to go forward tonight and implement the rate so that we have that available for customers. Once we receive customer input of customer interest and willingness to pay, then we can finalize a contract with M.E.A.N. to purchase the power. We anticipated that all the steps will be completed around August 1<sup>st</sup>. Coleman asked for any questions or recommendations. Councilmember Duba asked Bradford if M.E.A.N. would run out of wind power availability. Bradford replied that we are on the list for wind power and if we move by August we should be fine. Mayor Ferguson asked that the 2<sup>nd</sup> sentence in the draft customer letter be rephrased to make it clear that it is a voluntary program. Councilmember Smits asked Coleman if a customer signs up when will they be charged? Coleman replied that they will work with each individual customer. If the steps are completed by August 1<sup>st</sup>, it would show up on their September bill. Councilmember Duba asked if this would be an annual contract with M.E.A.N.? Bradford replied that this would be a year to year contract with a sixty day opt out provision. We could also have an automatic renewal. If the public shows more interest than what's available at the Kimble Wind Farm we have options from another wind farm that will be developed at the Lincoln, NE area. Bradford stated that we could get a percentage of interest of kilowatts hours that the public wants and have a waiting list. Councilmember Stone stated he would recommend that for the first year of the program to more accurately predict usage from a one year history to limit the risk.

**New Business:**

**Recommendation on Award of Realty Services Contract for the Sale of the City-Owned Lost Canyon Parcel.**

City Manager Collins stated that we received to date one submission for realty services and would like to recommend that Council move forward with the contract for realty services. We would like to have authorization from City Council for the Mayor to endorse a contract with Monarch Realty, Matt Robbins, to market the Lost Canyon parcel.

Councilmember Stone moved and Councilmember Smits seconded the motion to authorize the Mayor to execute the listing agreement with Monarch Realty for the City of Gunnison's Lost Canyon Residential Parcel and to authorize the City Attorney and City Manager, with consultation from the realtor, an application for a well permit should they feel that would be advantageous.

Roll call vote, yes: Stone, Ferguson, Smits, Duba, Simillion. So carried.

Roll call vote, no: None.

### **Community Center Update.**

Parks and Recreation Director Ampietro introduced Community Center Project Manager for FCI, Kirby Lloyd. Ampietro stated that they had a meeting with the project architects, FCI and the Core Committee to discuss cost estimates and different construction methods and materials to try and get the project within budget. At this point in time, our best options are to go with the pre-manufacture metal building for the three main boxes of the Community Center; that being the gym, multipurpose room and the senior wing. The cost savings with the pre-manufacture metal building as opposed with going with masonry is about \$330,000. The lobby entryway, the offices and the locker rooms would use conventional construction. Right now, we are about \$166,000 over budget from the cost estimate on May 20<sup>th</sup>. The soonest we can lock in a price on the metal buildings is going to be about August 12<sup>th</sup>. There will be a price fluxuation of around 6 – 12% between now and then. The architects are confident that the union of the conventional buildings and metal buildings can be done. The Core Committee has reviewed the plans to come up with the \$166,000. This could include getting rid of skylights, the stone veneer, a different window package for the gymnasium and some kitchen items brought over from Webster Hall. They do not want to reduce square footage and compromise our programs. We feel that we can obtain that \$166,000. What we're asking Council is if the price of steel goes up 6 – 12 %, can we use \$30,000 out of the contingency fund. City Manager Collins stated that the market is very volatile. The good news is that the City is up on sales and use tax, and the bad news is building materials are spiraling upward. We feel it is imperative to move forward quickly to lock in the building rates. Discussion followed. The Mayor stated that this is a reasonable use of the contingency fund. Councilmember Smits stated that one way to offset the overage would be to roll back the 5% County sales tax revenue for Grants and Contribution to 3%. That could give us approximately \$66,000 a year. This could be a savings of approximately \$200,000 through fiscal year 2007. He doesn't want to pull any money out of the General Fund. Councilmember Stone said that there are a lot of possibilities to use existing revenues that could be visited in the 2005 budget process. Collins stated that in addition to the community center cuts mentioned above, we have a top-notch grant writer, Janey Sorensen, that has identified \$300,000 in fundraising that we can apply for. Council agrees that they don't want to cut square footage. Collins stated we have received a lot of support and help from metal building manufacture Metallic, and Skyline Construction Representative Skip Lewis. They have given us a very good deal. Ampietro stated that they will provide progress reports regarding the Community Center to the Times and Shopper to keep the public informed on our process. Council thanked Ampietro and Mr. Lloyd.

**Ordinance and Resolutions:** None.

**City Attorney:** Nothing further to report.

**City Manager: Mark Collins:** 1. Informed Council that Steven Westby was appointed Community Development Director. We're excited that he did accept the appointment last Friday and his tentative start date is June 21<sup>st</sup>. He may be available on a part-time basis for odds and ends in the coming weeks. He would like to thank Councilmember Smits for serving on the selection committee. 2. There is a CML legislative update that he provided to Council in summary form. 3. McPorts will be out the first part of next week. 4. The Mayor's/Manager's meeting will be next Thursday at Pappy's Restaurant. 5. We are doing the Master Plan critique. We have seven firms that submitted RFP's. We would like to cut that down to three firms and call them in for interviews in the next few weeks. He asked if there is anyone on Council that would like to be on the interview team. Councilmember Duba volunteered. 6. He asked Public Works Director Ken Coleman to address Council regarding Spruce Street. Coleman stated that there is a fair amount of patching to be done. We could do a rebuild of the street in-house. If we rip out the asphalt for a new street the County would work with us using their overlay machine. However, the asphalt wouldn't be ready until August. That delay is his main concern. Staff supports the street rebuild. The road base is already laid down. This will be a cooperative effort between the City Public Works crew and the County Public Works crew. He will distribute a letter with the information to notify the residents of the area. Council supports the street rebuild.

**Acting City Manager: Finance Director Hanson.** Stated that in Council's packets is her departmental report that outlines financial items for the year. Preliminarily, April sales tax appears to be up almost 5% from a year ago. We could be up to a 10% increase year to date. We continue to get our staff up and going, it's been a busy month with the college kids moving. We've completed the field work of the audit and we should have that report to Council in June. We are working with Mountain States Employers Council on the Compensation Plan. They will be here next Tuesday night to visit with Council and meet with Management Staff the following Wednesday. Hanson asked for any questions. There were none.

**Deputy City Clerk: Tracy Meehan.** Stated that the SculptTour Artist Reception was last Friday and that it went well. We had four new artists with a total of seven sculptures. Public Works did a great job helping us out with street barricades and placement of the sculptures.

**WSC Intern: Matt Johnston:** Was not in attendance.

**Non-Scheduled Citizens:** Main Street Director Bruce Hyde came forward. He handed out the new Summer Guide to Council. He is here to discuss and confirm a date for the Gunnison Main Street District Pedestrian and Vehicle Traffic Survey. Council agreed to June 10<sup>th</sup> as the meeting date with location to be announced.

Councilmember Duba brought up the Main Street Committee's letter to the Editor requesting Council to enact a moratorium on commercial development over 50,000 square feet. He feels there should be a public forum held in a neutral environment. Mayor Ferguson stated that we can ask Staff to investigate who might host a neutral informational process to disseminate fact from emotion. Councilmember Smits stated that this type of development is handled through the Community Development department and the Planning and Zoning Commission. Councilmember Stone agreed and stated that through the process of application there are public hearings that are held. Discussion followed. Collins stated that it may be possible to address this in the Master Plan. Councilmember Duba stated that he wants information on what the public sentiments are. Councilmember Stone suggested that the public forum be hosted by an outside group. Mr. Hyde thanked Council.

**General Discussion/Items for Work Session:**

**Councilmember Simillion:** He attended the Arbor Day planting of the tree which went very well. He commended the City's Tree Program.

**Mayor Pro Tem Stone:** Nothing to report.

**Mayor Ferguson:** Attended a dinner with the State Land Board last week. There were a lot of interesting people and various local officials. By law, the State Land Board has every other meeting in some outlining jurisdiction around the State. They are required to personally tour State lands that may be offered for sale. As part of that process, they meet with local officials. There is no agenda. They are interested in what's happening in our area.

**Councilmember Smits:** Attended the Economic Development Council (EDC) annual meeting. They elected a new board. Reports were given by the different committees. WSC President Jay Helman is not very optimistic on the future of what's going to happen if our legislature doesn't go back into session as far as funding for all State Colleges. They are trying to get the legislature to reconvene. Helman mentioned the prospect of possibly proposing to the State that Western go private.

**Councilmember Duba:** Nothing to report.

**Adjournment:** The meeting adjourned at 8:16 P.M.

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Mayor

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Deputy City Clerk